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Burlington Area Structure Plan

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PLANNING & BUILDING DEPARTMENT
INFORMATION CENTRE
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CITY OF CALGARY

BURLINGTON PHASE 2
Area Structure Plan

Approved by City Council
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THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

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BURLINGTON PHASE 2 AREA STRUCTURE PLAN

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1. INTRODUCTION

1.1 Study Area Description

The Burlington Phase 2 Area Structure Plan encompasses a 66 hectare (163 acre) parcel bounded on the north by 32 Avenue N.E., on the east by the Transportation and Utility Corridor, on the south by the Trans-Canada Highway and on the west by 68 Street N.E. and the Burlington Phase 1 area. The lands were annexed to the city effective January 1, 1983.

The majority of the southern half and part of the northern half of the Burlington Phase 1 area has been designated low density residential, with associated local commercial and joint use sites as shown on Map 1.

1.2 Policy Context

The Calgary Regional Plan, 1971 designates the Burlington Phase 2 area as a High Density District, within which urban development is permissible. The Calgary General Municipal Plan designates the study area as a new area for general urban development, and as suitable for an area structure plan.

This area structure plan conforms with both of these statutory plans, in accordance with the requirements of the Planning Act.

1.3 Transportation and Servicing

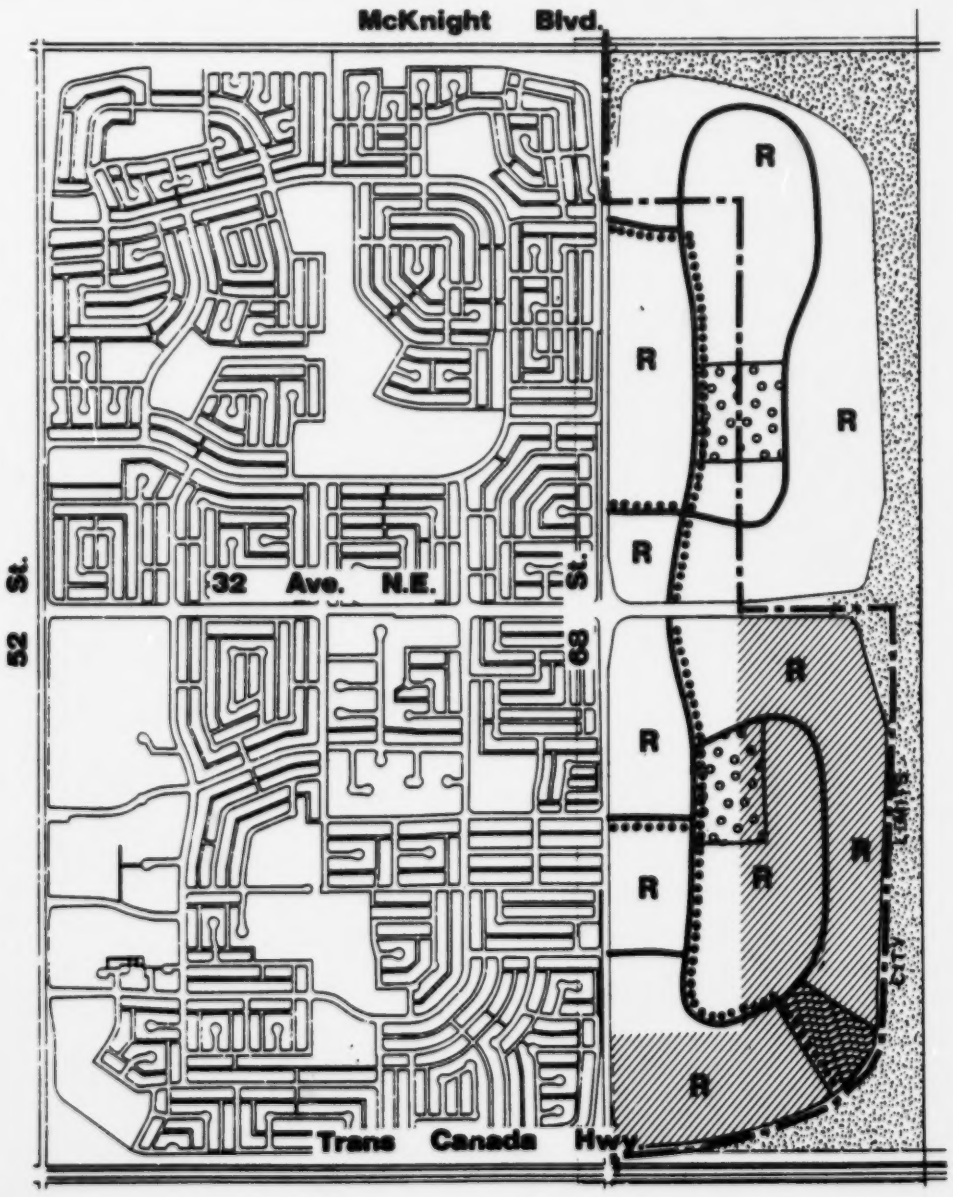
A framework for the transportation and servicing infrastructure necessary to accommodate development of the Burlington Phase 2 area was established within the context of the Burlington Phase 1 Area Structure Plan. Subsequent to adoption of that Plan a stormwater management scheme, incorporating retention ponds within the Phase 2 area, has been established to the satisfaction of the City Engineer.

2. THE PLAN

The plan for Burlington Phase 2, as shown on Map 1, is an extension of the approved Phase 1 Area Structure Plan. This is consistent with the "ultimate land use concept" for the community, as shown in Map 13 within the Supporting Information for Burlington Phase 1.

The Plan provides for residential development, predominantly in the form of single family housing. A single joint use site overlapping the Phase 1 and Phase 2 Area Structure Plans will accommodate a community recreation facility as well as a public elementary school. A loop-collector road, with connections through the Phase 1 area to 68 Street N.E., allows for the provision of bus transit services within a convenient walking distance of all area residents. The plan also includes a stormwater retention pond which, in addition to its primary function of stormwater management, will provide open space amenity features. A second pond will eventually be required to the north of 32 Avenue to service development in that area, although a suitable location has not been determined.

Residental density in Burlington Phase 2 shall fall within the range of 15 to 20 units per gross residential hectare (6 to 8 units per acre) overall. At this density the ultimate population of the total Burlington community is likely to be in the order of 13,000, of which roughly half would be residents of Cell A (i.e. Phase 2 plus the southern half of Phase 1).



BURLINGTON Phase 2

MAP 1

Land Use Plan

LEGEND

- Phase 2 Area Structure Plan
- R Residential
- Joint Use Site
- Commercial
- Pedestrian/Bicycle Pathway
- Storm Water Retention Pond
- Primary Collector or Collector Road
- Transportation And Utility Corridor

February 1984

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 ¼ ½ mile
0 800 m

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